STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $110,000.00

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 30th day of November, 2004.

Notary Public

H. ANTHONY DUNCAN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: 1/4/06

WARRANTY DEED

PREPARED BY & RETURN TO:

Hickory Hollow Title, LLC
301 S. Perimeter Park Dr.
Suite 114
Nashville, TN 37211

Davidson County DEEDWARR
Recvd: 12/01/04 12:54 2pgs
Fees:13.00 Taxes:407.00
20041201-0142982

ADDRESS NEW OWNER(S) AS FOLLOWS:
Jose Mario Cortez and Maria Del CarmenHernandez
3264 New Towne Rd.
Antioch, TN 37013

SEND TAX BILLS TO:
NEW OWNER

Map & Parcel 150-07-0-021.00

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Nelson Ramos, unmarried** hereinafter referred to as Grantors, hereby transfers and conveys to **Jose Mario Cortez and wife, Maria Del Carmen Hernandez** hereinafter referred to as Grantees, their heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, TO WIT:

Land in Davidson County, Tennessee, being Lot No. 105 on the Plan of Towne Village of the Country, Section 1, of record in Plat Book 5200, Page 55-56, Register's Office for said county, to which reference is hereby made for a more complete description.

Being the same property conveyed to Nelson Ramos, unmarried by Cash Deed from Alphonso Jackson, Acting Secretary of Housing and Urban Development, of record at Instrument No. 20040128-0010950, Register's Office for Davidson County, Tennessee, dated January 23, 2004.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2005, and subsequent years, a lien not yet due and payable.

The Plan of record in Plat Book 5200, Page 55 & 56, said Register's Office.

Restrictive covenants contained in an instrument of record in Book 5289, Page 687, said Register's Office.

Any and all visible easement lying on or across the property.

Rights or claims of parties in possession not shown by the public records.

Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

County and/or City taxes for the year 2004, are paid. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 3264 New Towne Rd., Antioch, TN 37013.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said **GRANTEES**, their heirs and assigns forever, and I do covenant with the said **GRANTEES** that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said **GRANTEES**, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 30th day of November, 2004.

Nelson Ramos

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Nelson Ramos, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 30th day of November, 2004.

Notary Public

My Commission Expires: 1/7/06

H. ANTHONY DUNCAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY